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AZ CORP COMMISSION
DOCUMENT CONTROL

BEFORE THE POWER PLANT AND

TRANSMISSION LINE SITING COMMITTEE

IN THE MATTER OF THE APPLICATION OF ARIZONA PUBLIC SERVICE COMPANY, IN CONFORMANCE WITH THE REQUIREMENTS OF ARIZONA REVISED STATUES SECTION 40-360, ET SEQ., FOR A CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AUTHORIZING THE NORTH VALLEY 230kV FACILITY SITING PROJECT, INCLUDING THE CONSTRUCTION OF APPROXIMATELY 31 MILES OF 230kV TRANSMISSION LINES, TWO 230 kV SUBSTATION INTERCONNECTIONS IN MARICOPA COUNTY, ARIZONA, ORIGINATING AT THE WESTWING SUBSTATION IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, G&SRB&M AND INTERCONNECTING AT THE RACEWAY SUBSTATION IN SECTIONS 4 AND 5, TOWNSHIP 5 NORTH, RANGE 1 EAST, G&SRB&M, CONTINUING TO THE PROPOSED AVERY SUBSTATION IN SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 EAST, G&SRB&M AND THE PROPOSED MISTY WILLOW SUBSTATION IN SECTION 8, TOWNSHIP 4 NORTH, RANGE 3 EAST, G&SRB&M, AND TERMINATING AT THE PINNACLE PEAK SUBSTATION IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 4 EAST, G&SRB&M.

CASE NO. 120
DOCKET NO. L-00000D-02-0120

ROLES' LIST OF WITNESSES AND SUBMISSION OF EXHIBITS

Arizona Corporation Commission
DOCKETED

NOV 19 2002

DOCKETED BY

Pursuant to the rules of the Arizona Power Plant and Transmission Line Siting Committee, Roles, Inc. ("Roles") hereby submits a list of its witnesses together with a statement of the subject matter of each witnesses' anticipated testimony and copies of those exhibits Roles intends to offer into evidence at the hearing.

WITNESSES

1. Mark I. Wirth, MAI, CCM. Mark is an appraiser and Roles' agent in the development of the Happy Valley Towne Center (the "Center"). Mr. Wirth will testify regarding the Center and the devastating effect on its economic viability of siting an additional transmission line across the area where parking is planned for the Center. Mr. Wirth will also testify regarding the proposal by Roles to mitigate the effect of the transmission line siting by pole design and by converting the existing Salt River Project lattice tower to a monopole.

2. Gary Rich. Mr. Rich is an expert on transmission line siting and the placement and design of poles to mitigate adverse visual and economic effects. Mr. Rich will testify regarding Roles' proposal, its cost, practicability and use under similar circumstances.

EXHIBITS

1. Conceptual drawing of Happy Valley Towne Center, aerial view.
2. Conceptual drawing of Happy Valley Towne Center, entry drive rendering.
3. Conceptual character elevation drawing of Happy Valley Towne Center.
4. Happy Valley Towne Center Power Line Exhibit.
5. Happy Valley Development Project Transmission Line Estimates.
6. Statement by Gary Rich, dated November 19, 2002, setting forth Roles' desired outcome.

RESPECTFULLY SUBMITTED this 19th day of November, 2002.

QUARLES & BRADY STREICH LANG LLP
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Roger K. Ferland
Laura Raffaelli

Attorneys for Plaintiff

Pursuant to R14-3-204 the ORIGINAL and twenty-five copies were filed this 19th day of November, 2002 with:

Docket Control
Arizona Corporation Commission
1200 West Washington Street
Phoenix, AZ 85007

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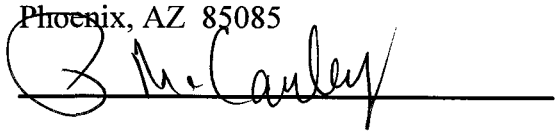

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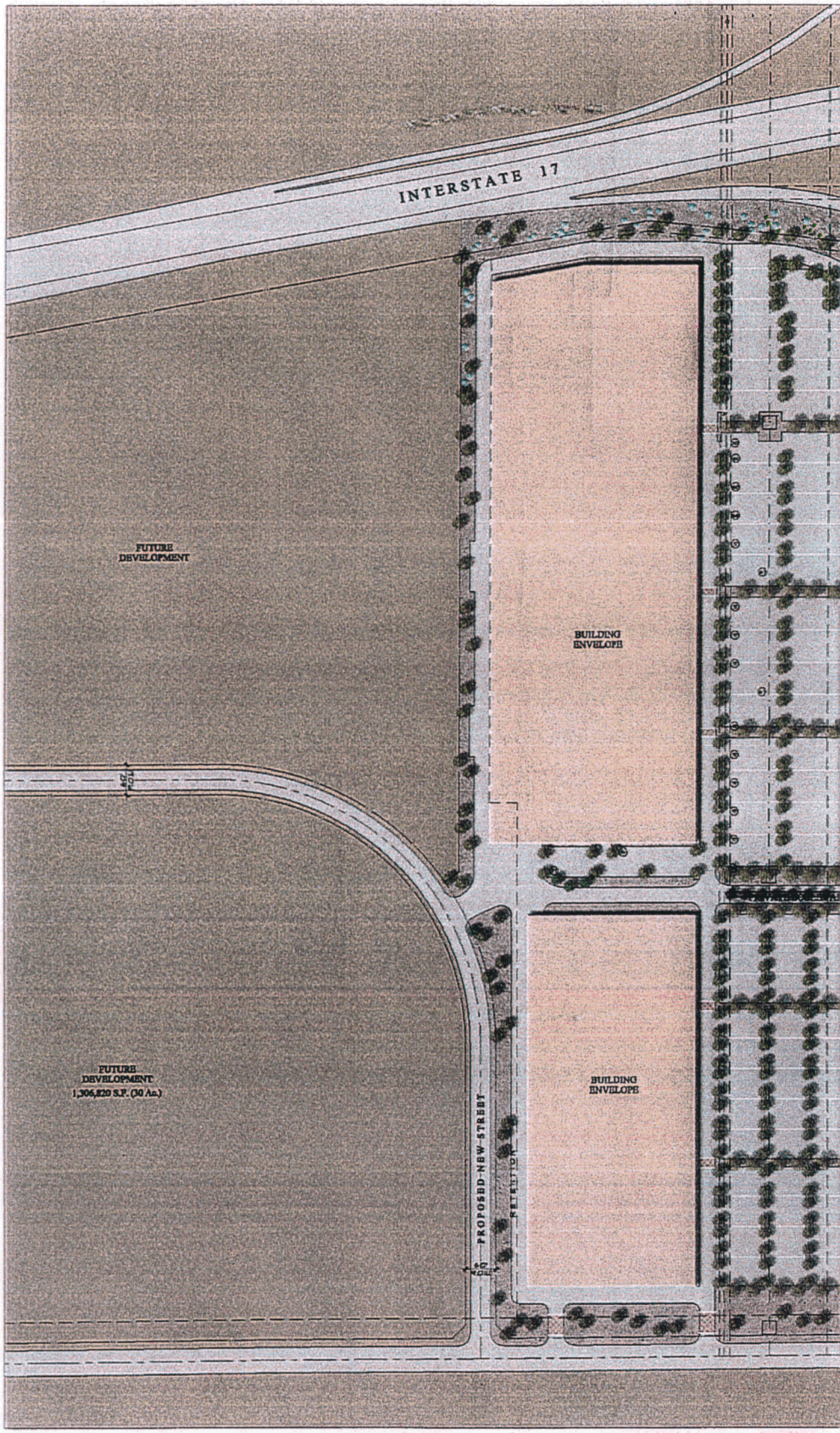
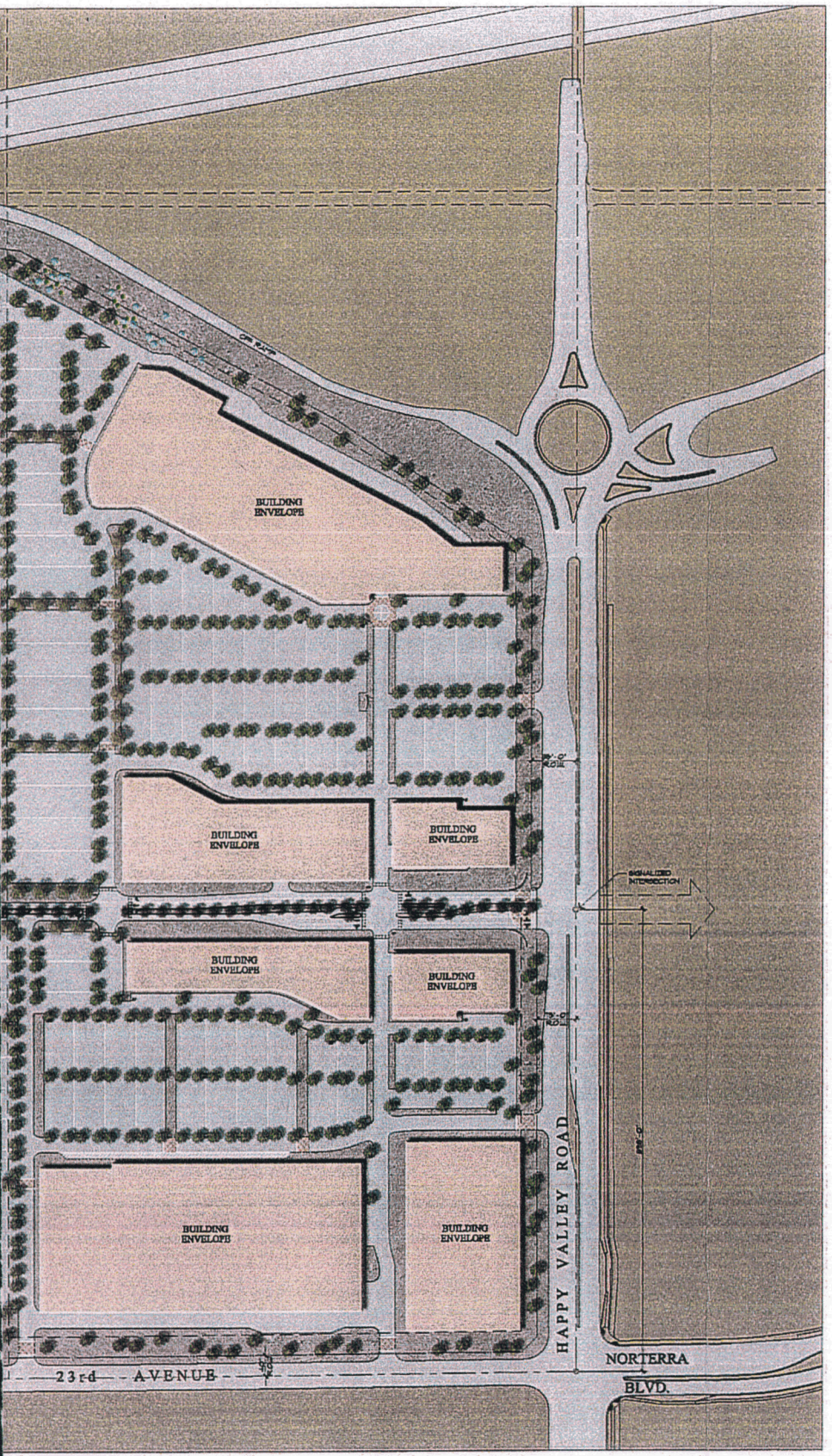


VESTAR DEVELOPMENT

HAPPY VALLEY

I-17 & HAPPY V
PHOENIX, A
0205



TOWNE CENTER

ALLEY ROAD

ARIZONA

2

9.24.02

2

ENTRY DRIVE R

VESTAR
DEVELOPMENT

HAPPY VALLEY-T

I-17 & HAPPY VA
PHOENIX, AR
02052

ENDERING

WNE CENTER

LLEY ROAD
IZONA

Butler Design Group
Architects & Planners

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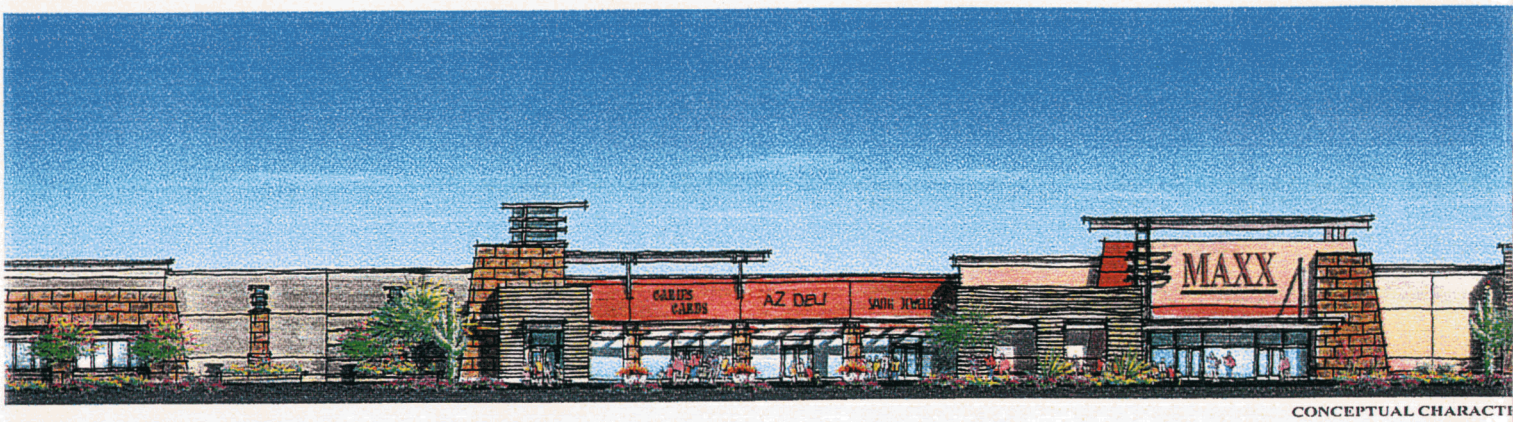
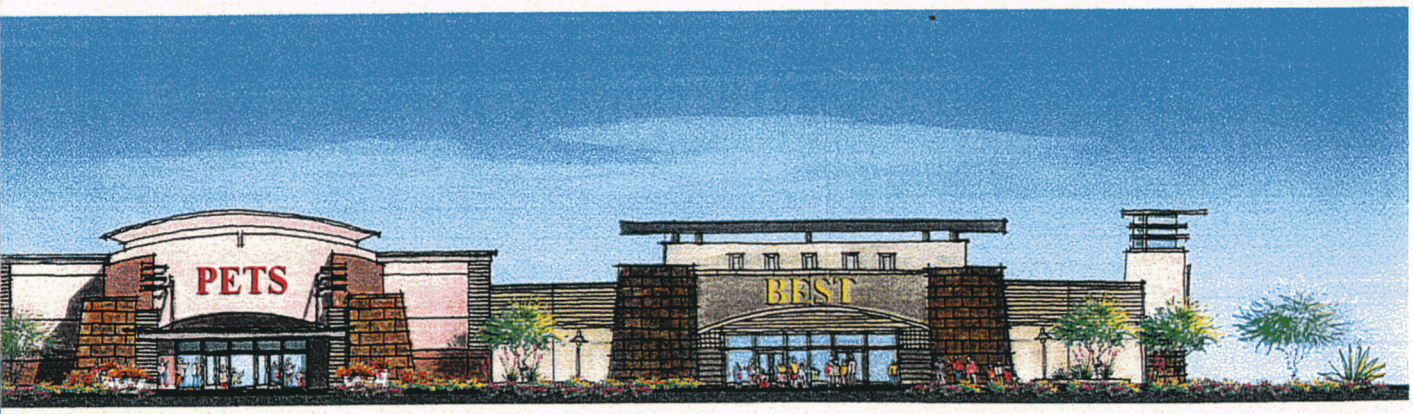


CONCEPTUAL CHARACTE

VESTAR
DEVELOPMENT

HAPPY VALLEY-T

I-17 & HAPPY VAL
PHOENIX, AR
02053



ER ELEVATION

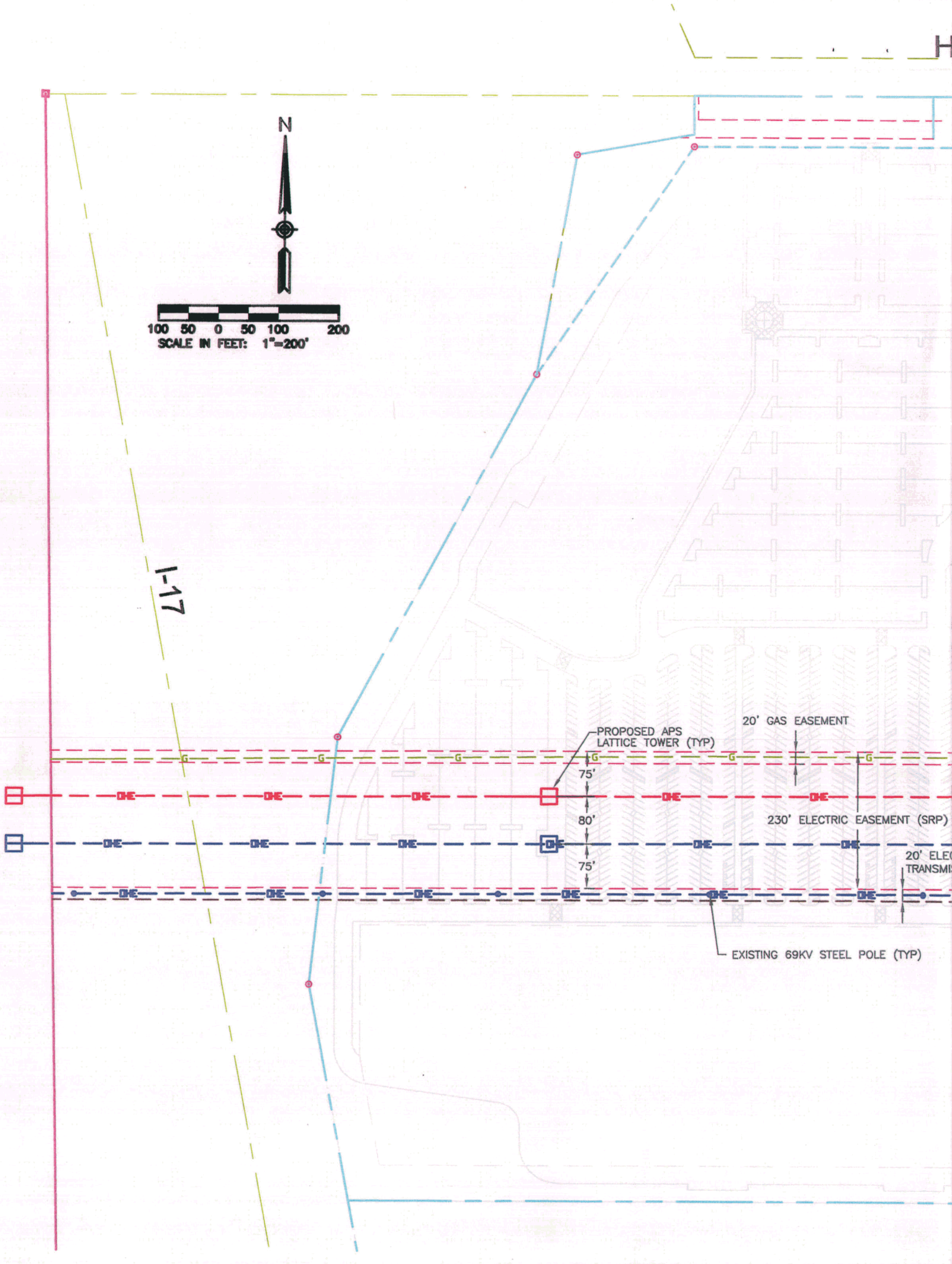
DOWNE CENTER

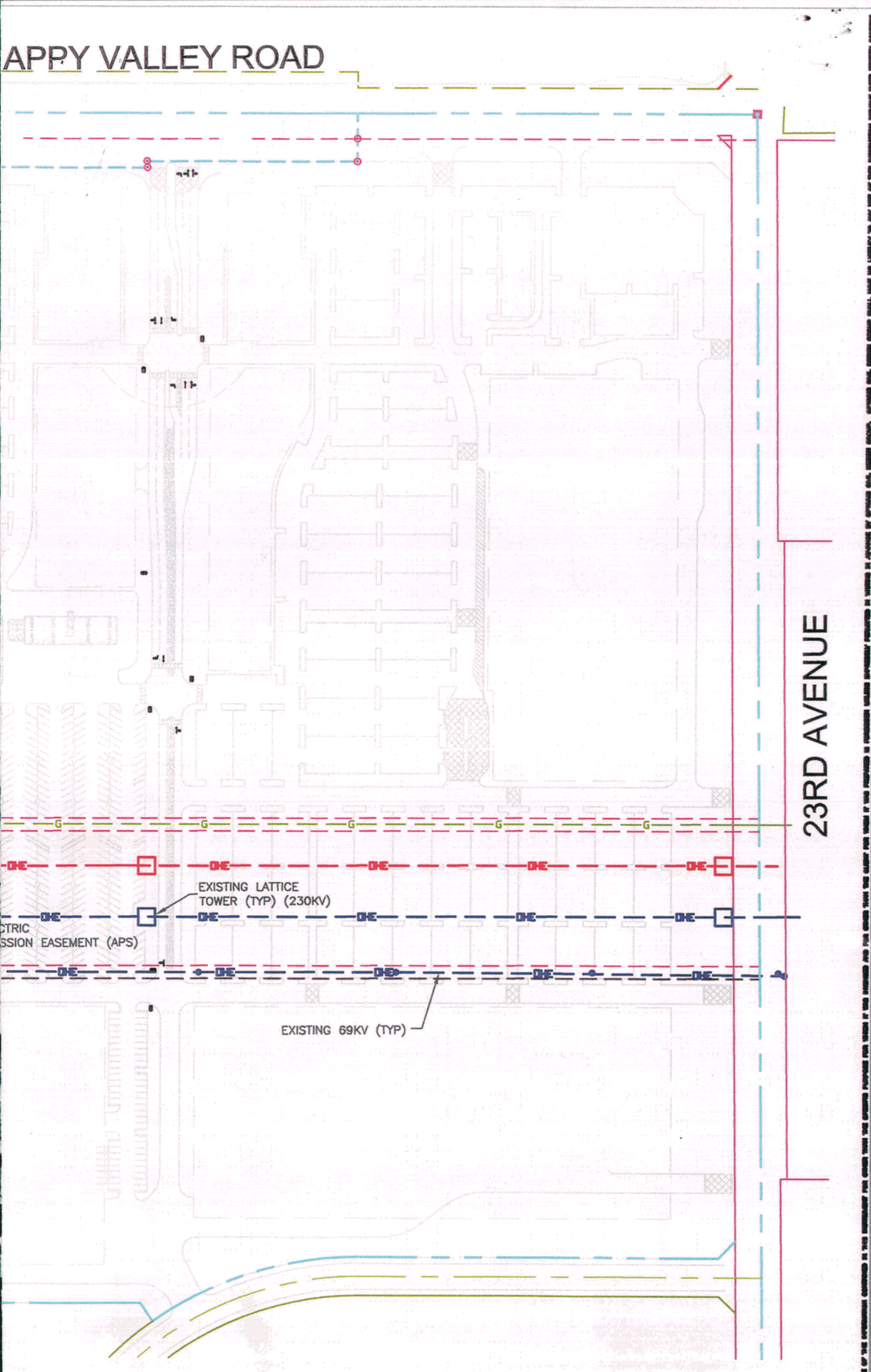
EY ROAD
ZONA

Butler Design Group

9.24.02

4


N
100 50 0 50 100 200
SCALE IN FEET: 1"=200'
I-17
PROPOSED APS
LATTICE TOWER (TYP)
20' GAS EASEMENT
75'
80'
75'
230' ELECTRIC EASEMENT (SRP)
EXISTING 69KV STEEL POLE (TYP)



NO.	REVISION	DATE

HAPPY VALLEY TOWNE CENTER
POWER LINE EXHIBIT

PREPARED FOR
VESTAR DEVELOPMENT COMPANY
2425 EAST CAMELBACK ROAD, SUITE 750
PHOENIX, ARIZONA 85016

OPTIMUS
CIVIL DESIGN GROUP
2323 E. MAGNOLIA STREET
SUITE 107
PHOENIX, AZ 85034
PH: (602) 256-9300 FAX: (602) 256-9400

DESIGNED:	XXX
DRAWN:	XXX
CHECKED:	XXX
DATE:	XX/XX/XX
JOB NO.:	XXXXXX

DRAWING NO

1 OF 1

5

Happy Valley Development Project
Transmission Line Estimates

Install three double circuit 230 kV lattice steel towers across the Happy Valley Development parallel to the existing 230 kV lattice steel tower line. New towers will have the same spans as the existing towers.

Tower Cost	Foundation	Erection	Total
$54,000	$37,440	$57,600	$149,040

Install three double circuit 230 kV tubular steel poles across the Happy Valley Development parallel to the existing 230 kV lattice steel tower line. New steel poles will have the same spans as the existing towers.

Pole Cost	Foundation	Installation	Total
$79,200	$12,000	$18,000	$109,200

* Direct embed steel poles with concrete backfill.

Install three quad circuit (2-230 kV and 2-69 kV) tubular steel poles across the Happy Valley Development parallel to the existing 230 kV lattice steel tower line. New steel poles will have the same spans as the existing towers.

Pole Cost	Foundation	Installation	Total
$140250	$21,600	$24,000	$185,850

* Direct embed steel poles with concrete backfill.

Replace the three existing double circuit lattice steel towers with three double circuit 230 kV tubular steel poles across the Happy Valley Development.

Pole Cost	Foundation	Installation	Total
$79,200	$12,000	$150,000	$241,200

* Direct embed steel poles with concrete backfill.
** Includes installation of new poles, transfer of existing conductor, and removal and disposal of the existing lattice steel towers.

Net cost if new line is constructed on lattice steel towers $278,000

Net cost if new line is constructed on double circuit poles $318,000

6

The goal of the Happy Valley Development is to have two lines of mono-poles across their property in the existing SRP easement. One will have the existing SRP and DOE 230 kV circuits and the second the two proposed APS 230 kV circuit and the existing and future APS 69 kV circuits.

The desired case is a quad circuit steel pole line at a cost of $186,000 and the replacement of the existing three SRP 230 kV lattice steel towers at a cost of $240,000. Assuming that APS's base case is the installation of three lattice steel towers the net cost would be $276,000. If APS's base case is the quad circuit steel pole the net cost is $240,000. These estimates do not include the cost to relocate the 69 kV line to the new quad circuit poles or the removal of the existing 69 kV line.

The base dimension of a double circuit 230 kV lattice steel tower is approximately 25 feet on a side and occupies six parking spaces. A double or quad circuit 230 kV tubular steel pole is approximately five feet in diameter and would occupy one parking space.

Gary Rich
November 19, 2002